LAKE UNION 413
413 MINOR AVENUE N
Seattle, WA 98109

EDG RECORD #3033633-EG
April 08, 2019

413 MINOR AVENUE

CITIZEN
DESIGN

SITE INFORMATION
413 Minor Ave N
APN: 246740-0156
Zoning: SM-SLU/R 65/95
Overlay: None
Lot Area: 3600 sf
Current Use: Vacant
Additional Approval Required: Early Community Outreach for Design Review

DEVELOPMENT GOALS
29 Small Efficiency Dwelling Units (SEDUs)
5 Efficiency Dwelling Units (EDUs)
34 Total Units
No Commercial Space
No Parking

DEVELOPMENT STATEMENT
Lake Union 413 proposes to provide 34 luxury efficiency dwelling units to the South Lake Union neighborhood. Historically, this is largely an industrial and commercial neighborhood with residences built to support the surrounding industries. This area has been heavily redeveloped in recent years; a number of older buildings survive but few retain their historic uses. The neighborhood now features a mix of office (much of which is life science based), commercial, single and multi-family residences. Lake Union 413 contributes to the varied density and use of South Lake Union, a neighborhood in transition.

VICINITY MAP

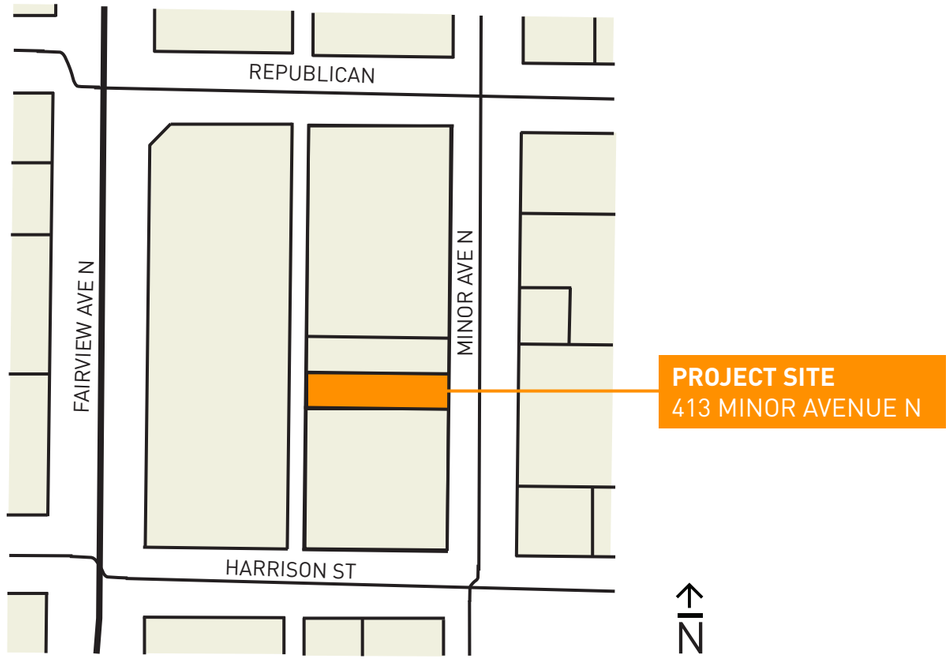


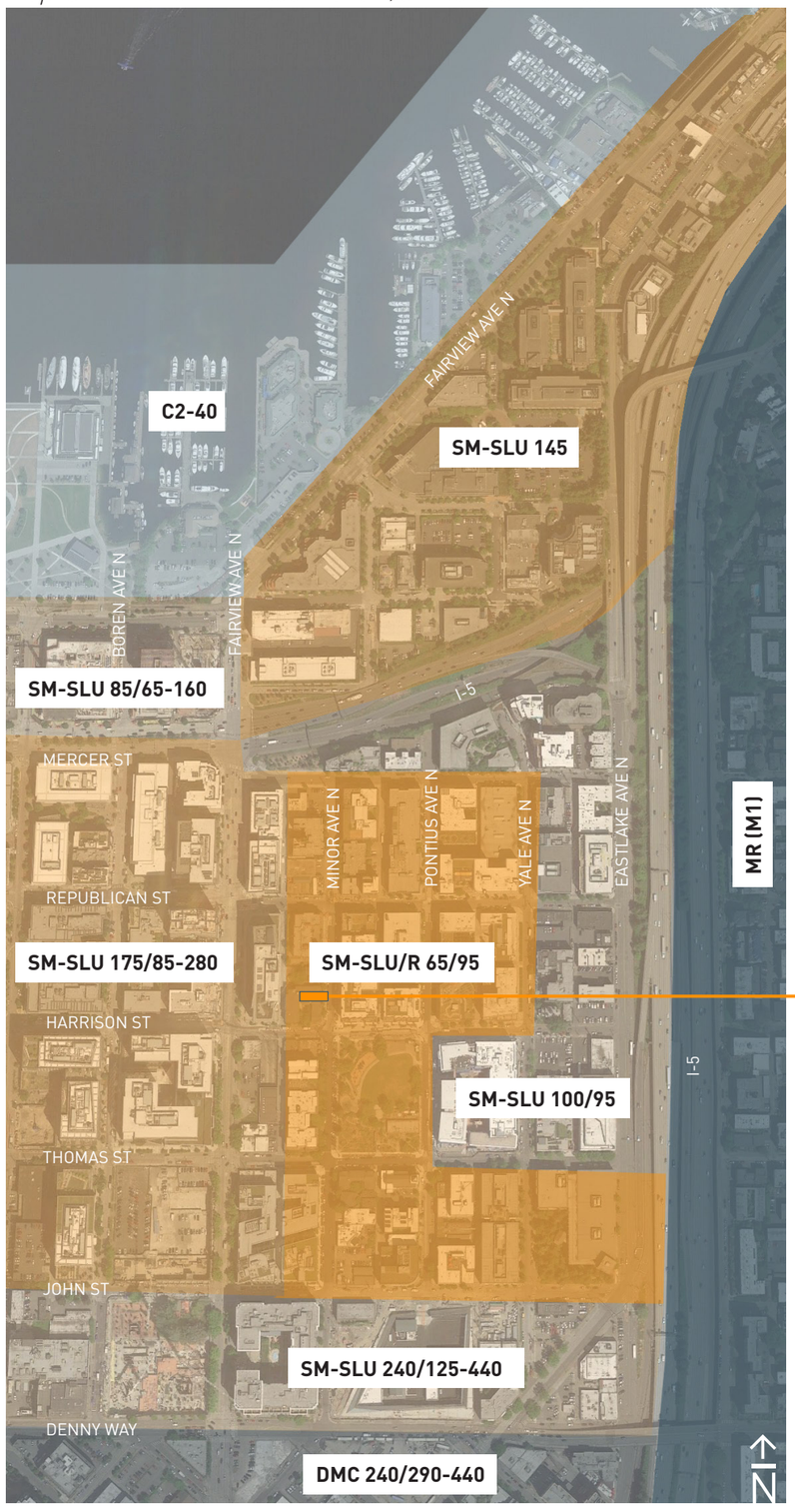
TABLE OF CONTENTS **PAGE**

PROJECT TEAM
DEVELOPER
Shiner Properties, LLC
814 6th Ave S
Seattle, WA 98134

APPLICANT + ARCHITECT
Citizen Design
10 Dravus Street
Seattle, WA 98109
Contact: Jacob Young
E: jyoung@collaborativeco.com
T: 206.535.7908

ZONING MAP

Map is 1 mile north-to-south and 1/3 mile east-to-west



ZONING SUMMARY

- The nine-block vicinity contains mixed use (SM-SLU) zoning.
- Properties adjacent to the subject are zoned SM-SLU 100/95 to the north and east and SM-SLU 175/85-280 to the west.

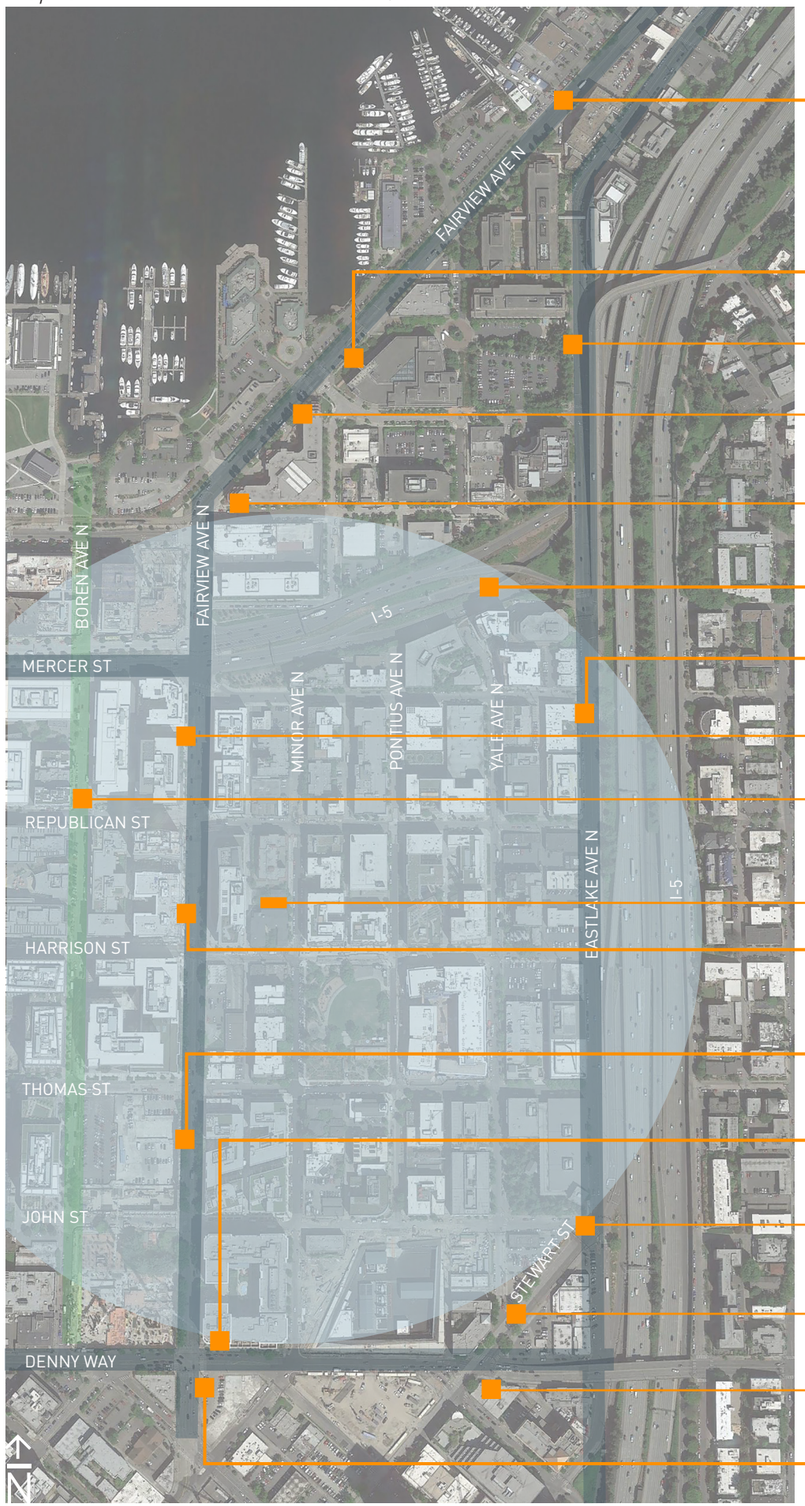
LAND USE SUMMARY

- The predominant land uses in the nine-block vicinity are office, commercial, multi-family and single family residential.
- The subject parcel sits in a mixed use zone dominated by multi-family residential, which include affordable housing options.
- Other nearby land uses include commercial (offices and retail), single family homes, a park, YMCA, cathedral and church.
- Access ramp to I-5 is within 1/4 mile distance

PROJECT SITE
413 MINOR AVENUE N

TRANSIT + ACCESS MAP

Map is 1 mile north-to-south and 1/3 mile east-to-west



FREQUENT TRANSIT CORRIDOR

•IN-STREET BIKE LANE (NORTHBOUND) ON FAIRVIEW AVENUE N AND EASTLAKE AVENUE N

SOUTH LAKE UNION SEATTLE STREETCAR
FAIRVIEW AVE N + ALOHA ST

BUS STOP
EASTLAKE AVE N + ALOHA ST
ROUTES 70, 304, 355

BUS STOP
FAIRVIEW AVE N + ALOHA ST
ROUTE 70

BUS STOP
FAIRVIEW AVE N + VALLEY ST
ROUTES C-LINE

1/4 MILE RADIUS FROM SITE
(Translucent Area)

BUS STOP
EASTLAKE AVE N + MERCER ST
ROUTES 304, 355

BUS STOP
FAIRVIEW AVE N + MERCER ST
ROUTES 63, 64, 70, 309

NEIGHBORHOOD GREENWAY
BOREN AVENUE N

PROJECT SITE
413 MINOR AVENUE N

BUS STOP
FAIRVIEW AVE N + HARRISON ST
ROUTES 63, 64, 70, 309

BUS STOP
FAIRVIEW AVE N + THOMAS ST
ROUTES 63, 64, 70, 309, 577, 578

BUS STOP
FAIRVIEW AVE N + DENNY WAY
ROUTE 8

BUS STOP
STEWART ST + YALE AVE N
ROUTES 578, 590, 592, 594, 595

BUS STOP
STEWART ST + YALE AVE N
ROUTES 216, 218, 219, 252, 255, 257, 268, 304, 311, 355, 545, 590, 592, 594, 595

BUS STOP
STEWART ST + YALE AVE N
ROUTE 8

BUS STOP
FAIRVIEW AVE N + DENNY WAY
ROUTES 63, 64, 70, 309

TRANSIT + ACCESS

Eastlake Avenue N + Mercer Street: Routes 304 + 355

This stop is approximately 1/4 mile northeast of the subject parcel. Northbound service is provided to University District, Shoreline and Richmond Beach. No Southbound service is provided from this stop.

Fairview Avenue N + Mercer Street: Routes 63, 64, 70 + 309

This stop is approximately 1/8 mile southeast of the subject parcel. Northbound service is provided to University District, Northgate, Kenmore Park + Ride and Lake Forest Park. Southbound service is provided to Cherry Hill, First Hill and Downtown Seattle.

Fairview Avenue N + Harrison Street: Routes 63, 64, 70 + 309

This stop is approximately 1/16 mile northeast of the subject parcel. Northbound service is provided to University District, Northgate, Kenmore Park + Ride and Lake Forest Park. Southbound service is provided to Cherry Hill, First Hill and Downtown Seattle.

Fairview Avenue N + Thomas Street: Routes 63, 64, 70, 309, 577 + 578

This stop is approximately 1/8 mile southwest of the subject parcel. Northbound service is provided to University District, Northgate, Kenmore Park + Ride and Lake Forest Park. Southbound service is provided to Cherry Hill, First Hill, Downtown Seattle, The Commons at Federal Way and Puyallup Station.

Northbound Stops Analysis

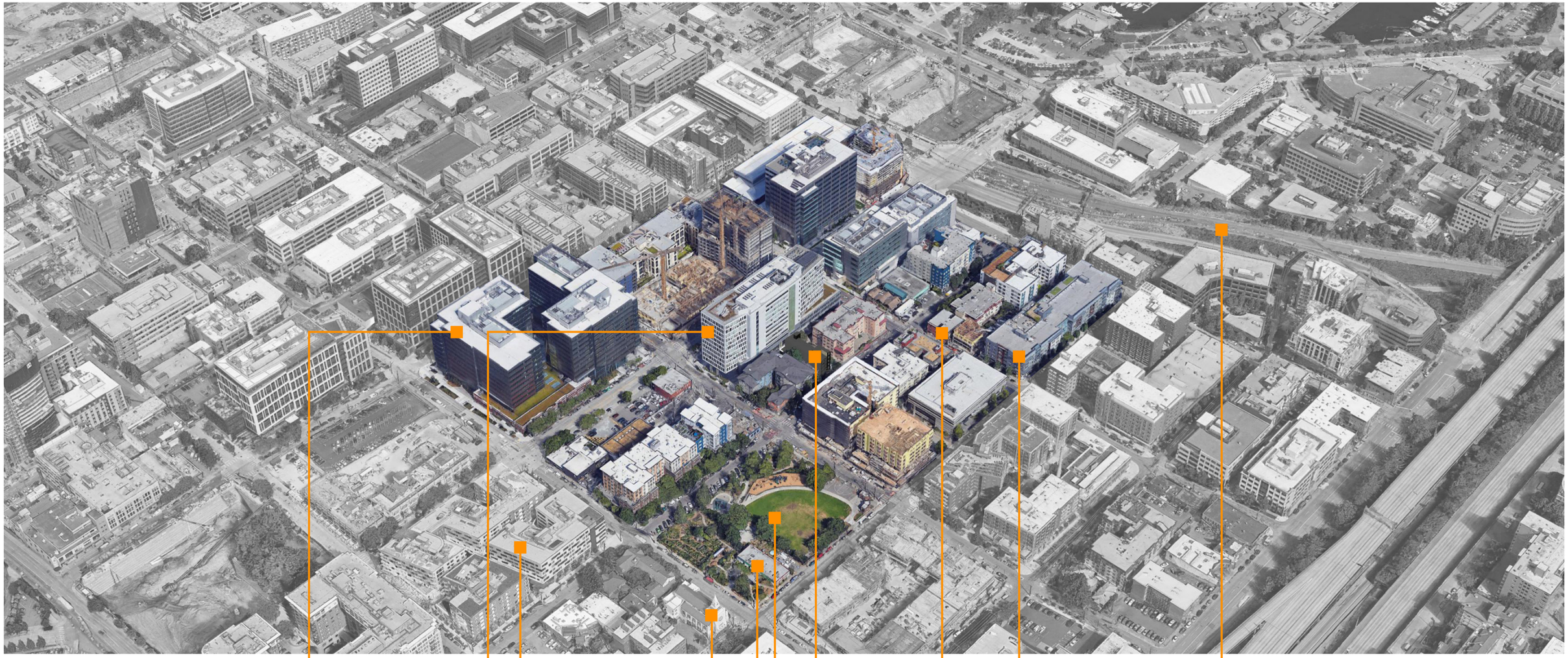
Routes 304, 355, 63, 64 and 309 provide service on weekdays only. Routes 304 and 355 each provide 7 Northbound stops between 3:00pm and 7:00pm. Routes 63 and 64 each provide 3 Northbound stops between 3:30pm and 8:00pm. Route 309 provides 4 Northbound stops between 4:00pm and 7:00pm. Route 70 provides 2 Northbound stops between 4:30am and 3:00am on weekdays and 2 stops between 5:00am and 3:00am on weedends; at least one stop occurs each hour in this period.

Southbound Stops Analysis

Routes 63, 64 and 309 provide service on weekdays only. Routes 63 and 64 together provide 2 Southbound stops between 6:00am and 10:00am. Route 309 provides 1 Southbound stop between 7:00am and 10:00am. Route 70 provides 1 Southbound stop between 5:30am and 4:00am on weekdays and 1 stop between 5:00am and 3:30am on weekends. Routes 577 and 578 together provide 6 Southbound stops between 5:00am and 11:00pm on weekdays. This route also provides 6 southbound stops between 8:00 am and 10:00pm on weekends; at least one stop occurs each hour in this period.

Conclusion

The subject parcel meets the definition of "frequent transit service" per SMC 23.84A.038.


AMAZON
400 FAIRVIEW AVE
OFFICE + RETAIL
CASCADE APARTMENTS
IMMANUEL LUTHERAN
CHURCH
YMCA AT THE CASCADE
PEOPLE'S CENTER
CASCADE PLAYGROUND
PROJECT SITE
413 MINOR AVENUE N
LAKE UNION VETERINARY
CLINIC
HOME DELI GROCERY
ACCESS TO I-5

MINOR AVENUE N STREET MONTAGE

WEST SIDE OF STREET

KEY PLAN - TOP ROW

HARRISON ST

MULTIFAMILY RESIDENTIAL

RESIDENTIAL WINDOWS AT STREET ELEVATION

FACADE ARTICULATION

PROJECT SITE EXTENTS
413 MINOR AVENUE N

2-3 STORY SINGLE FAMILY RESIDENCE WITH PITCHED ROOF

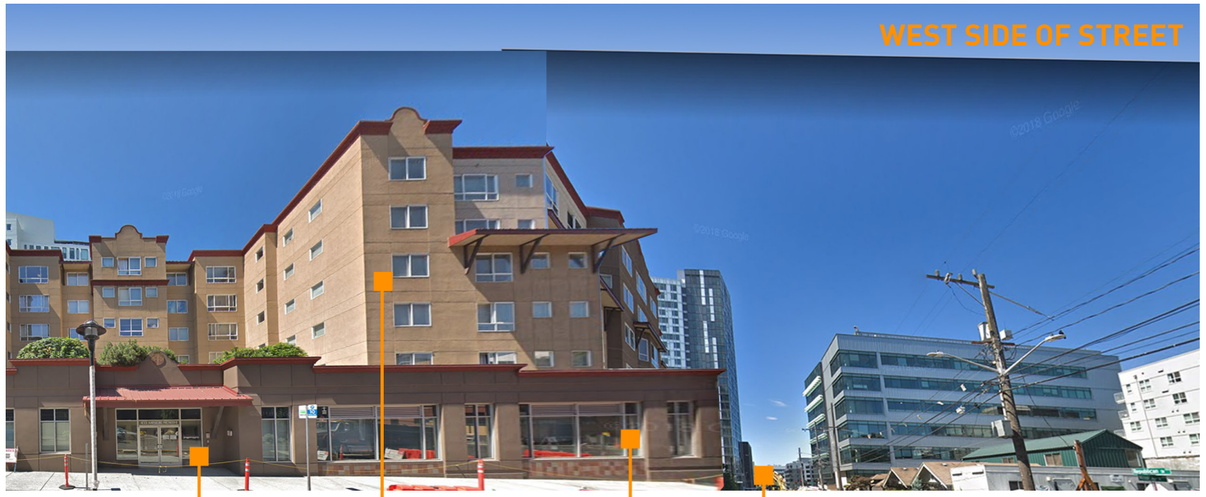
6-7 STORY NEW BUILDING HEIGHTS

RECTILINEAR FACADE ARTICULATION WITH BALCONIES

MULTIFAMILY RESIDENTIAL WITH FLAT ROOFS

EAST SIDE OF STREET

REPUBLICAN ST



KEY PLAN - BTM ROW

OBSERVED PATTERNS

- Narrow or zero lot line setbacks for newer structures
- Facade articulation is common, including window bays.
- Varied material and color palettes
- Step-backs and material changes at second floor datum
- Flat roofs
- Repeated vertical elements for rhythm
- Recessed entries

OTHER OBSERVATIONS

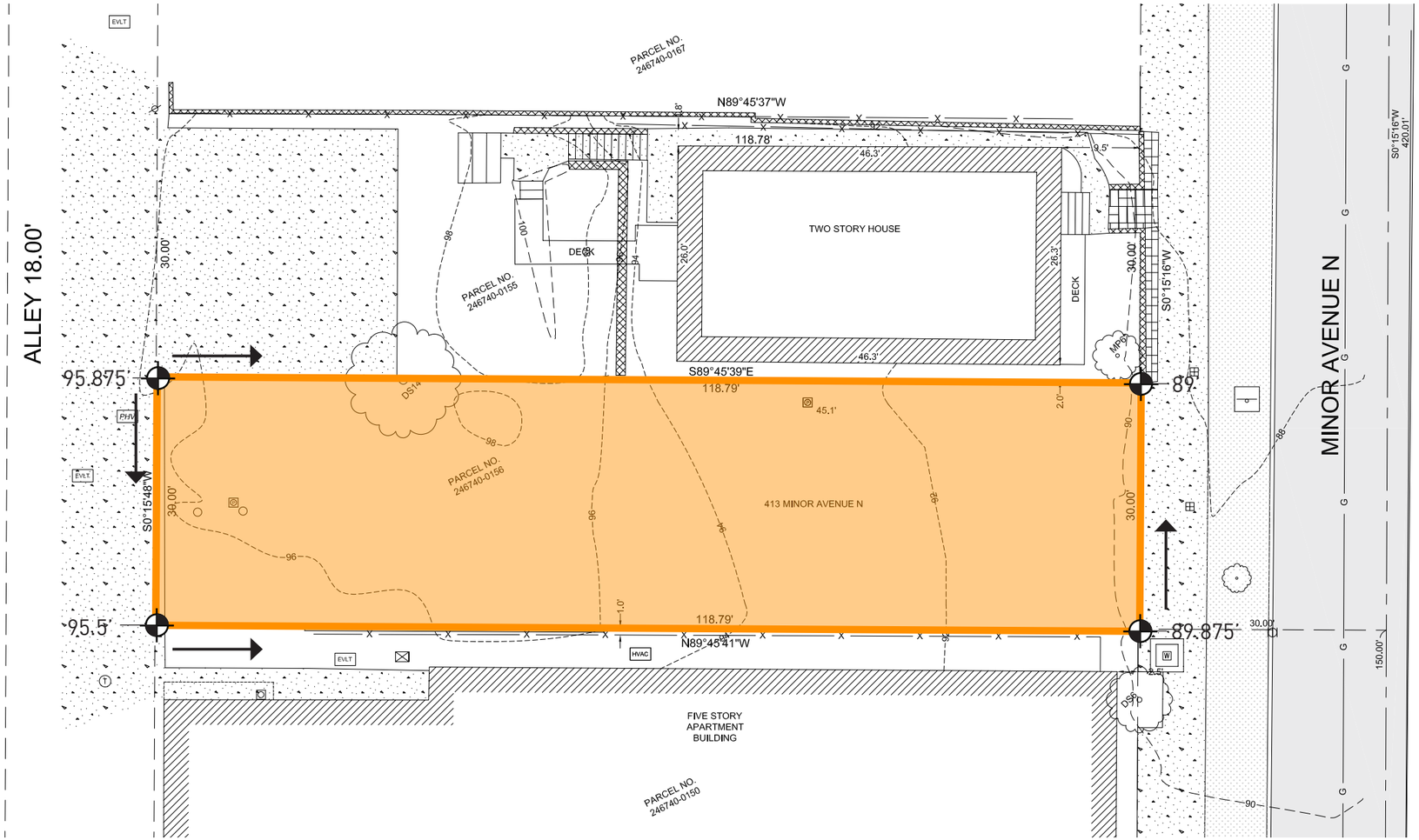
- Dominant land uses in vicinity are multifamily residential and commercial
- Some detached houses remain from early 20th Century development
- Vicinity also includes Cascade Playground, Home Deli Grocery + Lake Union Veterinary Clinic
- No dominant architectural style
- Materials include cement panel, lap siding, concrete and metal

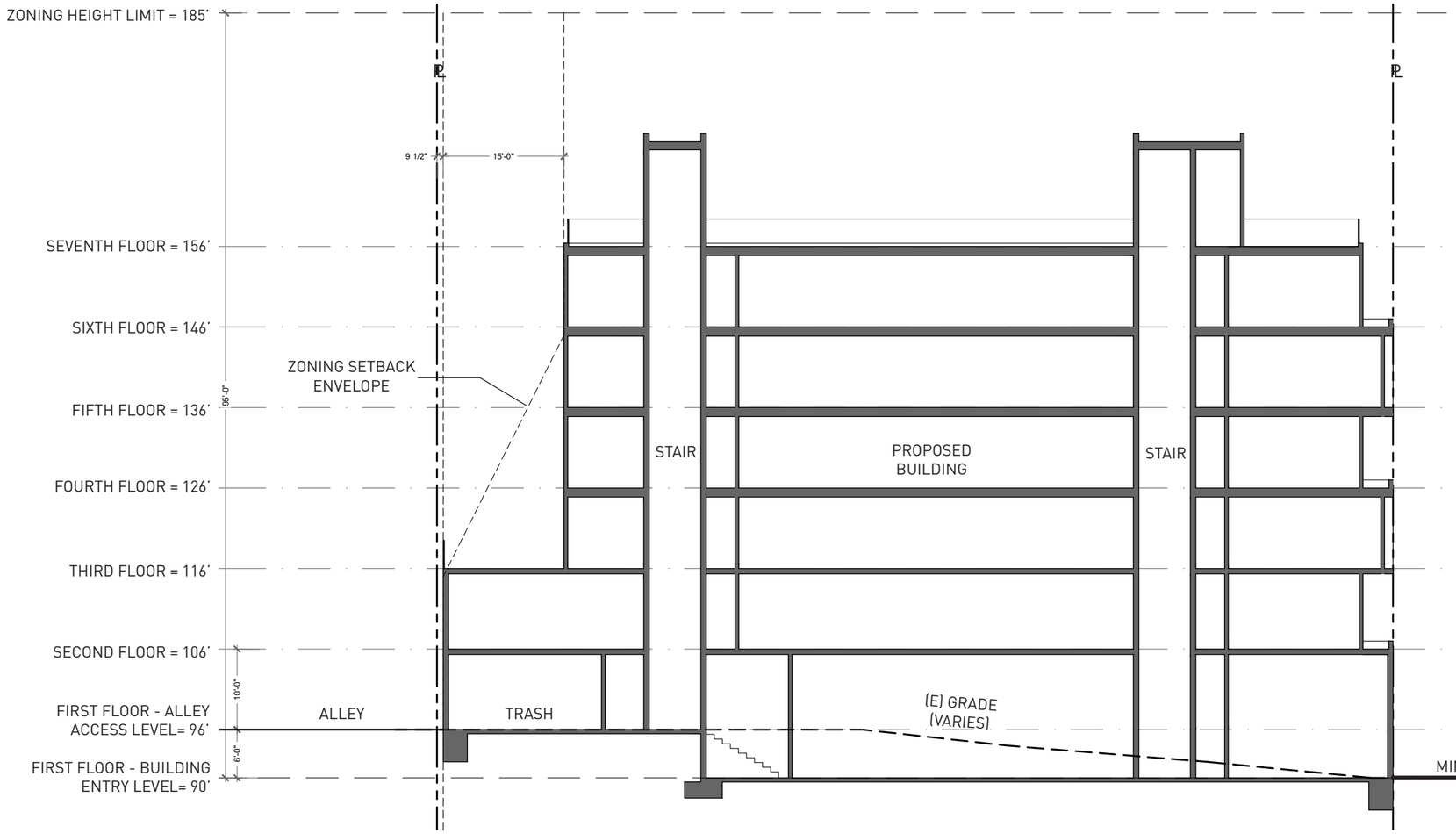
SITE SURVEY

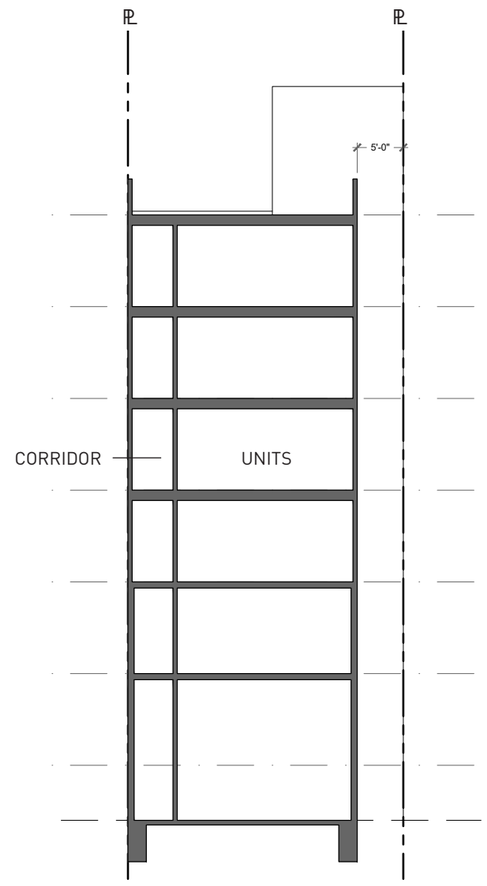
EXISTING DEVELOPMENT SUMMARY

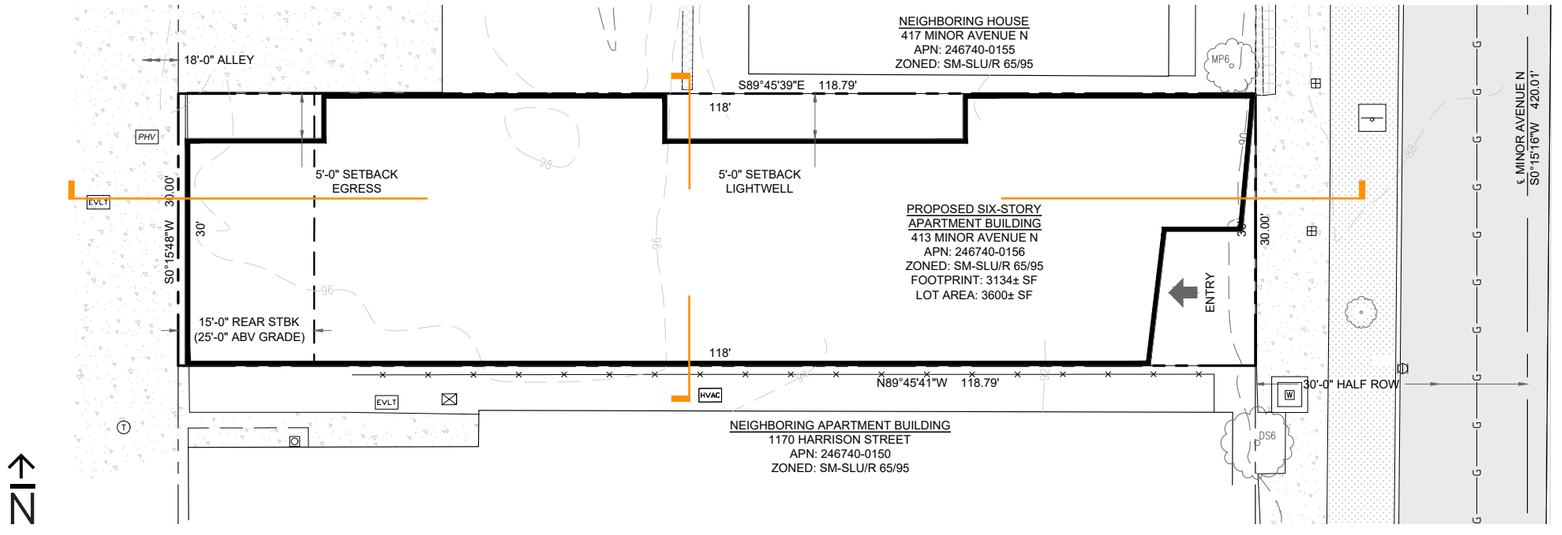
PRIOR ONSITE IMPROVEMENTS
2300 sf Single-Family Residence, demolished in 2018
300 sf storage shed, demolished in 2018
Established use of property is single-family residential

EXISTING FRONTAGE IMPROVEMENTS
8 ft concrete sidewalk
6" Concrete curb
7'-6" Planting strip
Street trees and street lighting



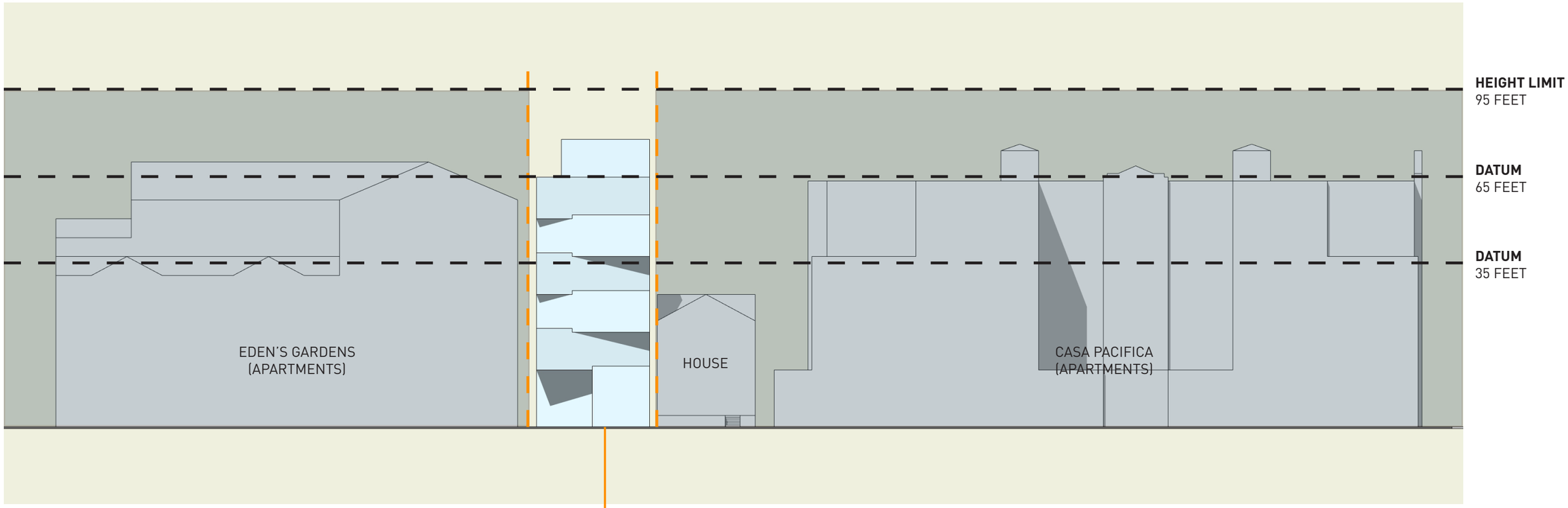

ZONING HEIGHT LIMIT = 185'
SEVENTH FLOOR = 156'
SIXTH FLOOR = 146'
FIFTH FLOOR = 136'
FOURTH FLOOR = 126'
THIRD FLOOR = 116'
SECOND FLOOR = 106'
FIRST FLOOR - ALLEY ACCESS LEVEL= 96'
FIRST FLOOR - BUILDING ENTRY LEVEL= 90'
95'-0"
10'-0"
6'-0"
9 1/2"
15'-0"
ZONING SETBACK ENVELOPE
STAIR
PROPOSED BUILDING
STAIR
ALLEY
TRASH
(E) GRADE (VARIES)
MINOR AVE N


5'-0"
CORRIDOR
UNITS


NEIGHBORING HOUSE
417 MINOR AVENUE N
APN: 246740-0155
ZONED: SM-SLU/R 65/95
18'-0" ALLEY
S89°45'39"E 118.79'
118'
PHV
5'-0" SETBACK EGRESS
5'-0" SETBACK LIGHTWELL
EVLT
30'
30.00'
S0°15'48"W
PROPOSED SIX-STORY APARTMENT BUILDING
413 MINOR AVENUE N
APN: 246740-0156
ZONED: SM-SLU/R 65/95
FOOTPRINT: 3134± SF
LOT AREA: 3600± SF
ENTRY
15'-0" REAR STBK (25'-0" ABV GRADE)
118'
N89°45'41"W 118.79'
HVAC
30'-0" HALF ROW
NEIGHBORING APARTMENT BUILDING
1170 HARRISON STREET
APN: 246740-0150
ZONED: SM-SLU/R 65/95
℄ MINOR AVENUE N
S0°15'16"W 420.01'
MP6
DS6
N

STREET FACADE ANALYSIS - WEST SIDE OF MINOR AVENUE N + SITE PHOTOGRAPHS

CENTER OF BLOCK SHOWN



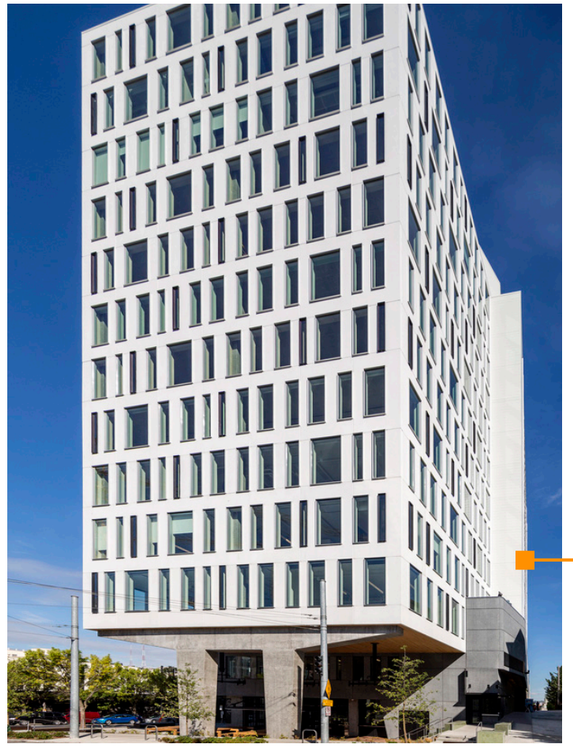
The subject parcel is presently empty. No evidence of Environmentally Critical Areas (ECAs) has been found and the subject contains no trees.

At present, the structures on the subject's block frontage are either 2-3 or 6-7 stories tall. This results in two horizontal datums, one at approximately 35 feet and the other at approximately 65 feet above grade.

Historically, this block was densely developed with single-family homes on 30-foot-wide lots. Recent developments have trended towards multi-family housing projects and larger office + commercial projects spanning multiple plots. These larger developments have attempted to break up the buildings into smaller vertical segments, reducing the percieved mass and retaining the historic pattern of the block.

Entries are found both on corners and centered. They are typically accompanied by glazing, porches and similar features.

516 YALE AVENUE N
NORTHEAST OF SITE
Narrow infill density

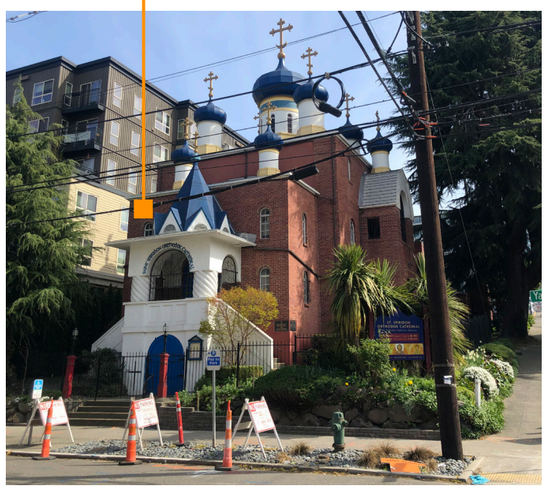


400 FAIRVIEW AVE N
WEST OF SITE
Non-traditional opening pattern

CORNER OF JOHN ST + PONTIUS AVENUE N
SOUTHEAST OF SITE
Wood siding + varied forms

CORNER OF HARRISON ST + MINOR AVENUE N
EAST OF SITE
Shifting angled facade

CORNER OF HARRISON ST + YALE AVENUE N
SOUTHEAST OF SITE
Orthodox Cathedral



CORNER OF THOMAS ST + YALE AVENUE N
SOUTHEAST OF SITE
Angled bay windows + material variation

ZONING STANDARDS

STANDARD	COMPLIANCE + CALCULATIONS	ADJUSTMENT + CALCULATIONS	JUSTIFICATION
REQUIRED STREET-LEVEL USES *SMC 23.48.005.D*	Applies only to Class 1 Pedestrian Streets as shown on Map A for 23.48.240 and to Neighborhood Green Streets per 23.48.205.C. The relevant portion of Minor Ave N is not so classified, and street-level use restrictions do not apply.	No adjustments requested.	N/A
FLOOR AREA RATIO *SMC 23.48.020* *SMC 23.48.220 TABLE B*	Minimum FAR: 2.0 2.0 * 3,600 = 7,200 sf GFA required Maximum FAR: Unlimited Proposed GFA: 17,402 sf	No adjustments requested.	N/A
AMENITY AREA *SMC 23.48.045*	5% of residential GFA, 50% of which may be enclosed Proposed GFA: 17,402 sf Required Amenity: 870 sf Proposed Amenity: 1,605 sf at roof deck	No adjustments requested.	N/A
STRUCTURE HEIGHT *SMC 23.48.225.B(2)*	95 ft for residential structures Average Existing Grade: 94.20' +/- Height Limit: 189.20' +/- Proposed Top of Roof: 156' +/-	No adjustments requested.	N/A
LOT AREA LIMIT *SMC 23.48.232*	Residential uses required for all development on lots exceeding 21,600 sf. The subject parcel contains 3,600 sf, therefore this requirement is not applicable.	No adjustments requested.	N/A
UPPER-LEVEL ALLEY SETBACK *SMC 23.48.235.C*	Portions of a structure greater than 25 ft in height shall be set back a minimum of 1 ft from the alley lot line for every 2 ft of additional height above 25 ft measured from the alley lot line, up to a maximum setback of 15 ft. See page 9.	No adjustments requested.	N/A
STREET-LEVEL STANDARDS *SMC 23.48.240*	Street-level development standards apply only to Class 1 and 2 Pedestrian Streets and Neighborhood Green Streets. The relevant portion of Minor Ave N is not so classified, and street-level use restrictions do not apply.	No adjustments requested.	N/A
LANDSCAPING STANDARDS *SMC 23.48.055* *SMC 23.48.255*	Green Factor 0.30 required Street trees required as requested by SDOT Compliance to be demonstrated during MUP	No adjustments requested.	N/A
STREET + ALLEY IMPROVEMENTS *SMC 23.53.015 TABLE A* *SMC 23.53.030 TABLE A*	Minimum right-of-way: 52 ft (Minor Ave N) + 20 ft (Alley) Existing right-of-way: 60 ft (Minor Ave N) + 18 ft (Alley) 1 ft alley dedication required and proposed. No dedication required to Minor Avenue N.	No adjustments requested.	N/A
PARKING *SMC 23.54.015 TABLES B + D*	Auto Parking: None required pursuant to Line L, Table B. Bicycle Parking: 1 required per unit pursuant to Table D. Proposed: 34 bicycle spaces required and provided.	No adjustments requested.	N/A
SOLID WASTE STORAGE *SMC 23.54.040 TABLE A*	Minimum Storage Area: 375 sf Proposed Storage Area: 320 sf	Adjustments pursuant to 23.54.040.I	All required clearances are met and reduced SF allows for greater density.

CS2: URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.

Most of the buildings on both the project site's side of the block and the opposite side of the block are located at or near the back of the sidewalk. This classically urban pattern has been identified as a local characteristic that is likely to be maintained, and the project contributes to it by placing its facade near the front property line as well [CS2-C-2]. The existing buildings also address the public realm in a variety of ways, including individual unit entries, shared residential entries, balconies, courtyards and expansive glazing. This project contributes a well-proportioned, common pedestrian entry and highly articulated massing to the streetscape, further strengthening that connection [CS-B-2].

CS3: ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.

The 30 ft wide site and permissive height limit have the potential to result in a very tall, narrow building. As suggested by the neighborhood supplemental guidelines, this project uses significant articulation to reduce its apparent scale [SLU CS3-I-ii]. The immediate context is primarily midrise residential, with a whole-block scale development across the alley and a single-family residence to the north. This project is scaled similarly to the midrise structures and echoes the angled facade planes of the neighboring block-scale project, relating to them as suggested by citywide guideline CS3-A-1. Finally, the highly textured facade articulation provides additional precedent for similarly detailed future designs in this rapidly changing area [CS3-A-4].

PL1: CONNECTIVITY + PL2: WALKABILITY
Complement and contribute to the network of open spaces around the site and the connections among them.
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

The project is entered at the same elevation as the sidewalk, allowing people of all abilities to use the same entrance [PL2-A-1]. The project also proposes extensive street-facing fenestration where appropriate, such as in the lobby and above street level [PL2-B-1, PL2-B-3]. Pedestrian-oriented street lighting has already been installed on Minor Avenue N as suggested by neighborhood supplemental guideline PL1-III-b.

PL3: STREET-LEVEL INTERACTION
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

All proposed options include a generously scaled, recessed pedestrian entry. This ensures that the entry is easily identified and welcoming to residents and guests [PL3-A-1-c]. Further development of this design, such as overhead weather protection, fenestration and materiality, will be considered later in the design process. As suggested by neighborhood supplemental guideline PL3-I, this project conforms to the block's norm of exclusively residential buildings rather than providing an isolated commercial component. The windows for proposed ground floor residential unit are located 6' above sidewalk grade as suggested in SLUPL3-2-A-5.

PL4: ACTIVE TRANSPORTATION
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

The project site is well-positioned to take advantage of transit, with multiple bus routes serving Fairview Avenue N to the west. The project also includes a bicycle storage room located at the same elevation as the main entry on Minor Avenue N, allowing cyclists easy access and secure storage [PL4-B-2].

DC1: PROJECT USES AND ACTIVITIES
Optimize the arrangement of uses and activities on site.

The project separates service uses from pedestrian areas and places them in a less-visible part of the building [DC1-C-4]. Similarly, the interior layout of the building groups secondary uses, such as the laundry, mechanical rooms and trash storage, and separates them from the dwelling units.

DC2: ARCHITECTURAL CONCEPT
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The project includes an extensive roof deck, and the activity on it will likely be visible from overlooking areas such as the freeway and nearby tall buildings. This results in human activity, rather than mechanical equipment or an empty roof, being the primary view from such places [SLU DC2-I]. As noted under Guideline CS3, this project also proposes a highly articulate street-facing facade in all of the massing options as suggested by guideline DC2-A-2. All options also activate the alley-facing facade by placing a roof deck within the required upper-level setback [DC2-C-1]. The narrowness of the site and requirements of the building code necessitate primarily blank facades on the north and south sides of the lot, and means of ameliorating this blankness will be considered later in the design process [DC2-B-2].

DC3: OPEN SPACE CONCEPT
Integrate open space design with the design of the building so that each complements the other.

Open spaces are located above grade in this project to allow for zero-lot-line development as is typical for the block. By providing a large common roof deck, the project encourages neighborly interaction and provides sufficient space for multiple uses to be programmed later in the design process [DC3-B-1, DC3-B-4]. On this restrictive site, space is not available for at-grade landscaping. As such, landscaping elements have been moved to the roofscape, further contributing to the attractiveness of that amenity [DC3-C-2]. Neighborhood supplemental guideline DC3-I encourages landscaping including indigenous species and meeting LEED criteria, and these options will be considered later in the design process.

DC4: EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

The intent for material application is to provide a high quality of detail in the material choice and execution. The project proposes to introduce a clean and contemporary aesthetic that will breathe new life to a site that has been historically neglected. At present, the envisioned material palette includes metal, glass and wood or wood composites. All three materials, when used appropriately, are attractive at different distances and successful in Seattle's climate [DC4-A].

CODE DEPARTURES

NO CODE DEPARTURES ARE REQUESTED.

EARLY OUTREACH METHODS

- Printed Outreach:
  (10) posters displayed in South Lake Union neighborhood, hung within 1/2 mile of the site. At least (5) are visible from the street.

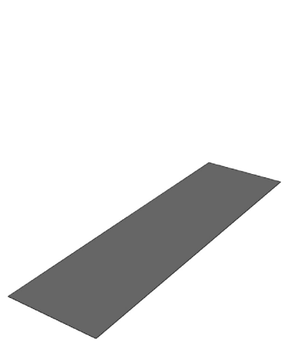
- Digital Outreach:
  -Email to community organizations identified by DON
  -Post on Lake Union Beat blog
  -Post to both Seattle DON and SLU Chamber event calendars

- In-person Outreach:
  Guided community site walk

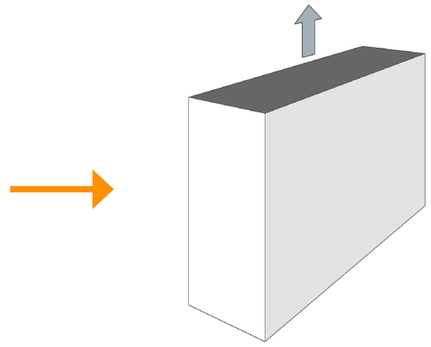
DESIGN RELATED FEEDBACK

From guided site tour: conducted 04/04/2019 at 6:00pm

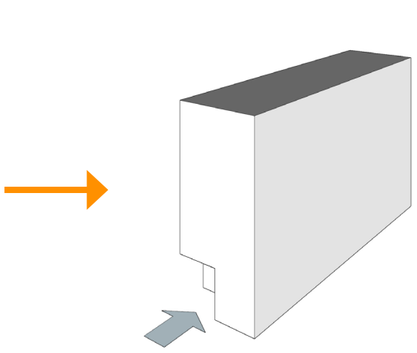
We discussed the scope of the project, building size, unit count, building height, parking arrangement, setbacks and alley improvements. Attendees were most concerned about site maintenance and upkeep, the inclusion of affordable housing, and parking. Attendees mentioned issues arising from the area being densely populated with affordable housing, including a higher crime rate and abuse of public ammenities on the street level. Also mentioned was the desire to reduce the amount of dark spots in the neighborhood to enhance the livability of the streets and the site itself.



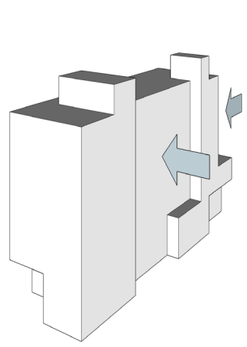
SITE



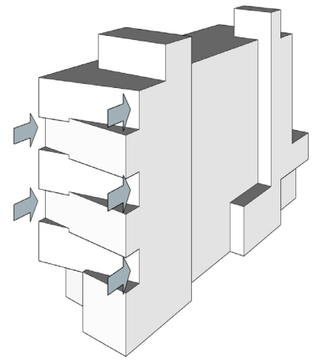
DENSITY



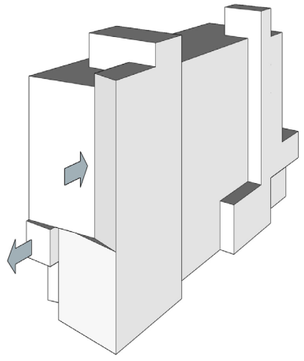
ENTRY



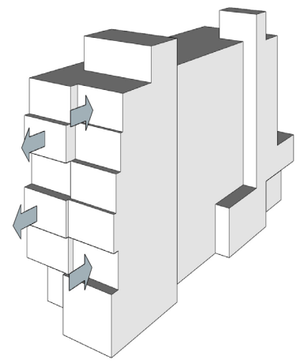
SETBACKS/LIGHT



A



B



C

FACADE ARTICULATION

DESIGN OPTIONS COMPARISON

OPTION A (PREFERRED)

29 SEDUs + 5 EDUs
6 floors

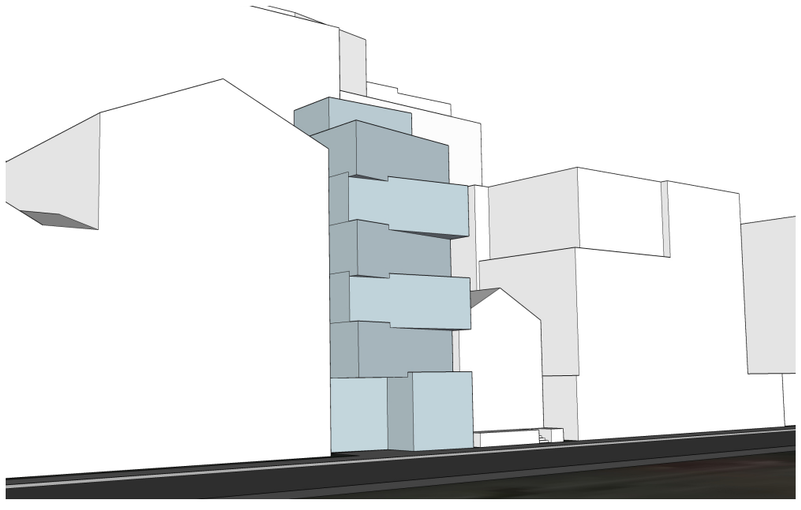
REQUESTED CODE DEPARTURES
None

REQUESTED RIGHT-OF-WAY PROJECTIONS
None

DESIGN DECISIONS
- Provide street-facing window bays and planters
- Create visual interest with alternating angled facades
- Provide clear sense of entry with double-height entry court
- Provide corner focal point

OPPORTUNITIES
- Planters allow for a lively facade, providing an opportunity for an enriched pedestrian experience
- Recessed entry creates a defensible space and mimic smaller residential porches

CONSTRAINTS
- None



OPTION B

29 SEDUs + 5 EDUs
6 floors

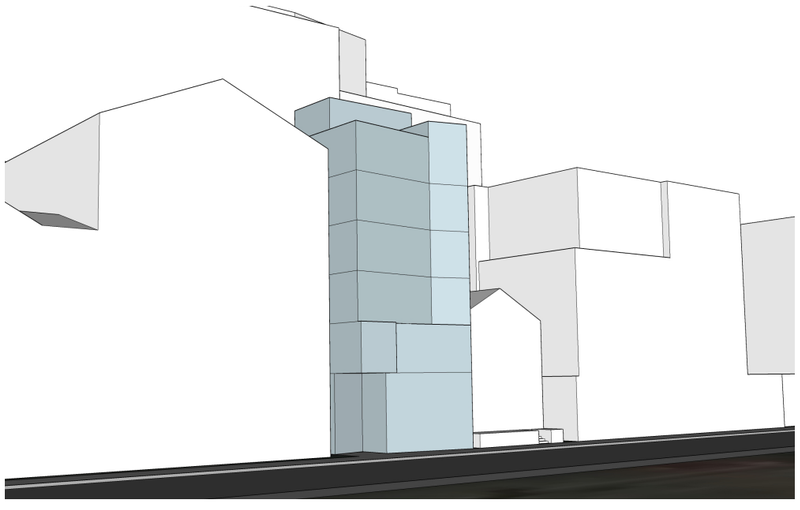
REQUESTED CODE DEPARTURES
None

REQUESTED RIGHT-OF-WAY PROJECTIONS
None

DESIGN DECISIONS
- Provide a minimalist facade plane
- Create visual interest with an angled facade
- Provide clear sense of entry with double-height entry court
- Provide corner focal point

OPPORTUNITIES
- Angled facade provides a minimal yet engaging facade
- Recessed entry creates a defensible space

CONSTRAINTS
- Entry canopy may require overframing above the right-of-way



OPTION C

29 SEDUs + 5 EDUs
6 floors

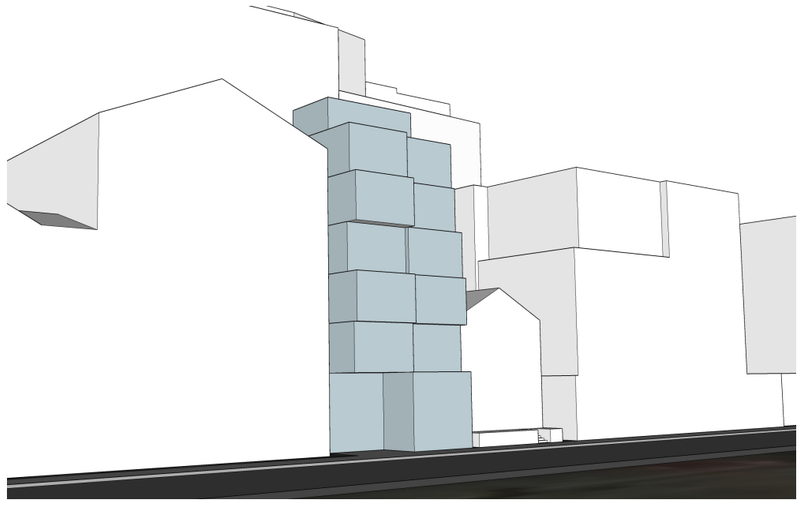
REQUESTED CODE DEPARTURES
None

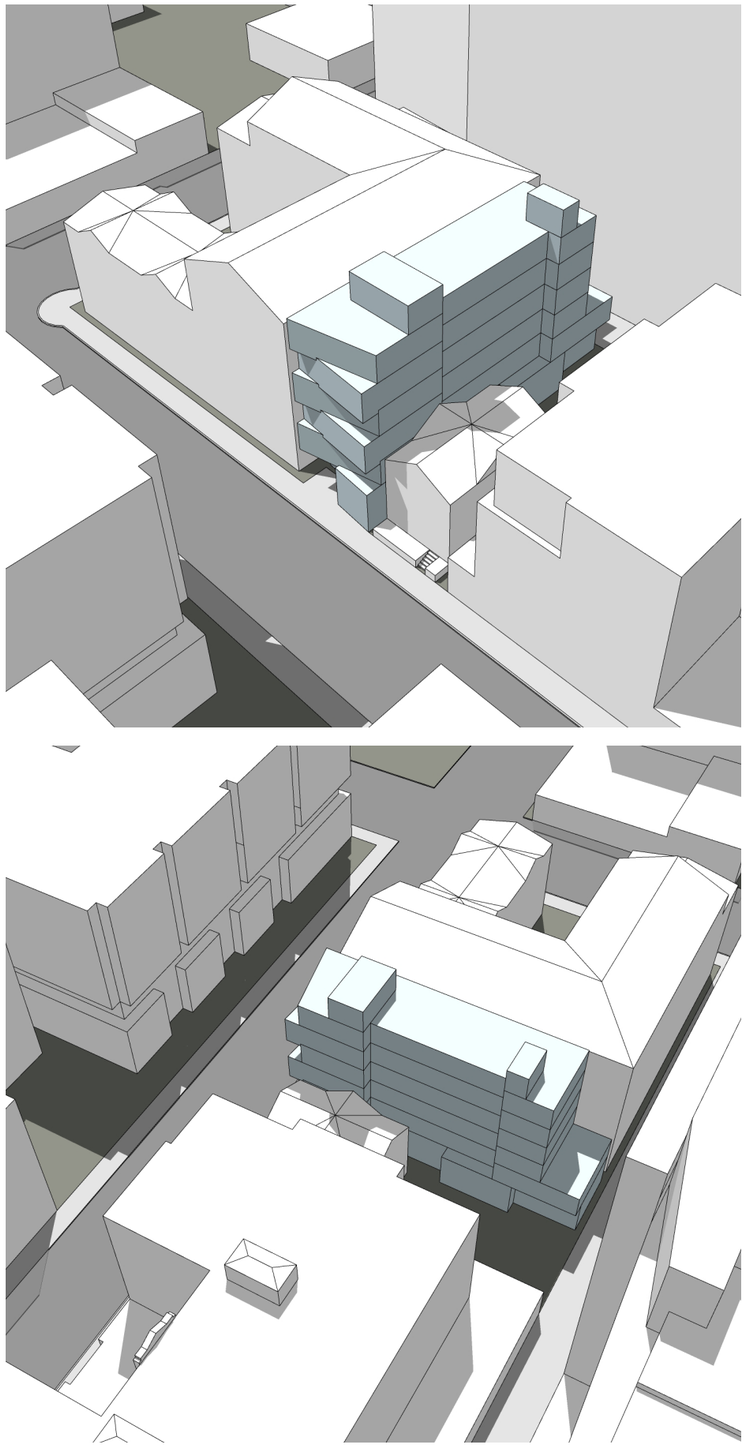
REQUESTED RIGHT-OF-WAY PROJECTIONS
None

DESIGN DECISIONS
- Provide street-facing window bays
- Create visual interest with variegated facade
- Provide clear sense of entry with double-height entry court
- Provide corner focal point

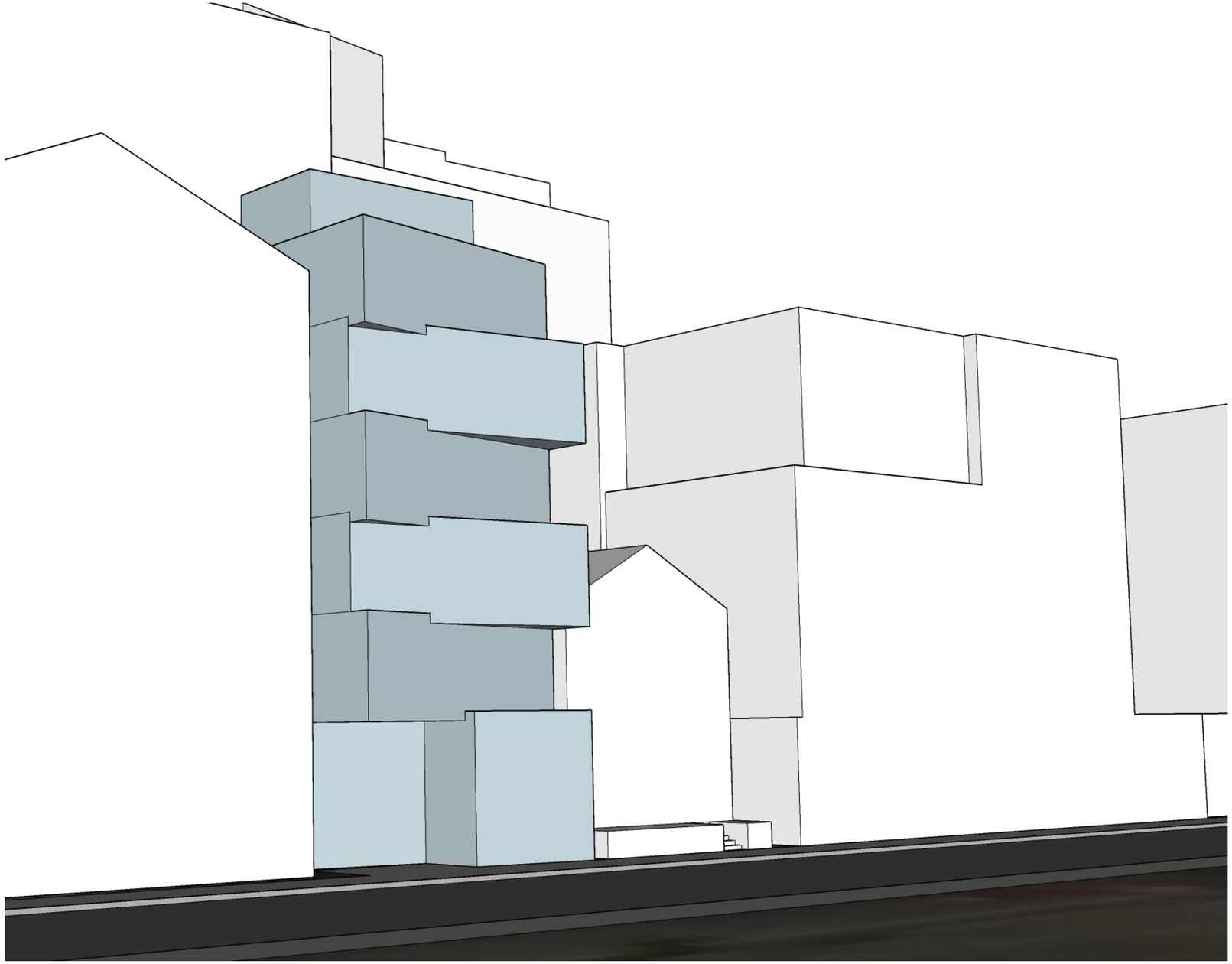
OPPORTUNITIES
- Variegated planes allow for lively facade
- Recessed entry creates a defensible space

CONSTRAINTS
- None





AXONOMETRIC VIEWS

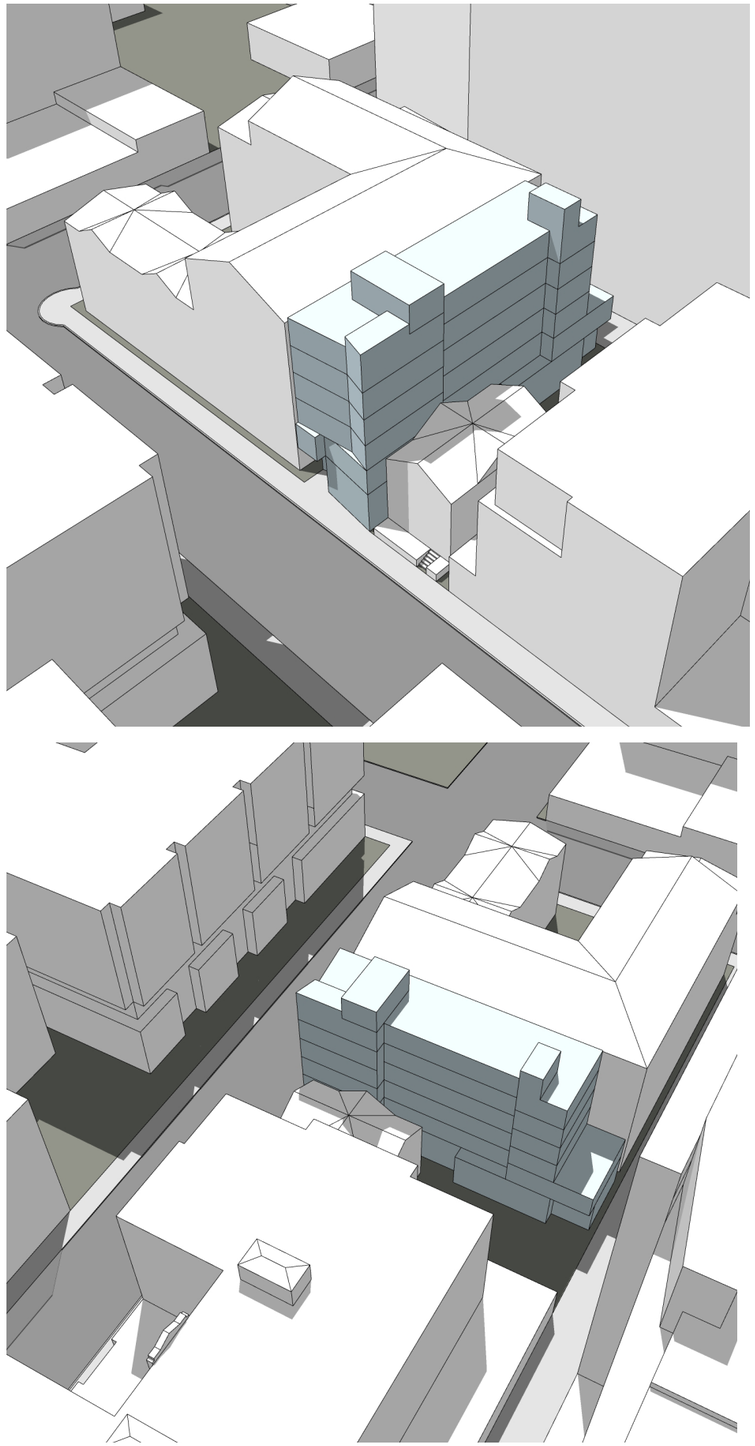


STREET LEVEL VIEW

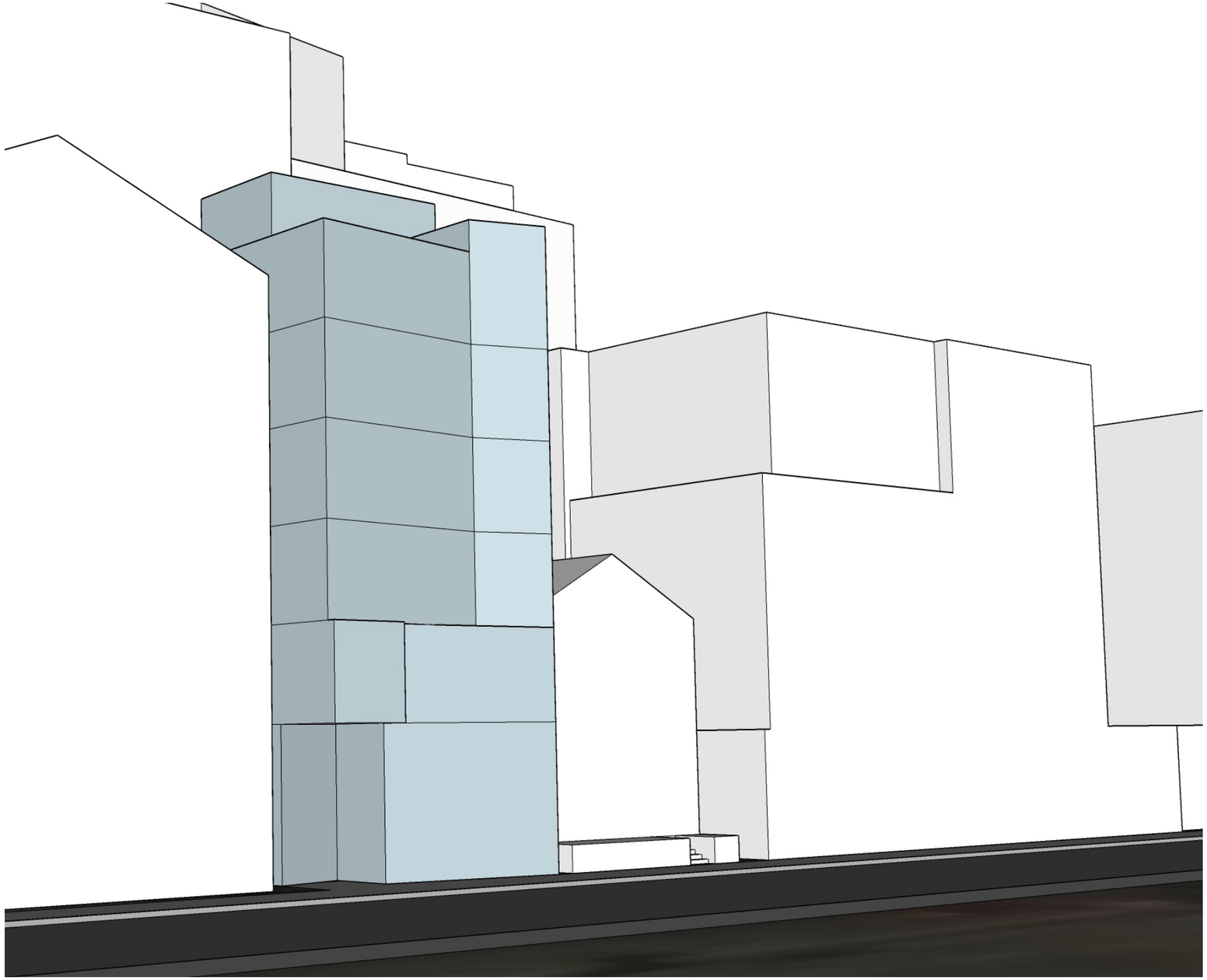
The preferred option A uses alternating angled projections to create visual interest and to animate the front facade. The narrow width of the site provides a unique challenge in that the front facade is the only visible plane and therefore the only elevation that has the potential for architectural interest. The angled projections accommodate private planters, allowing the building's community to grow life and allow that life to spill over into the public sphere.

In addition to these specific features, this option uses a series of stacked masses to reduce the apparent bulk of the structure. Single-height masses, stacked planters and angled articulations all contribute to this. The double-height entry court provides a clear, visually impactful pedestrian access with a clear sense of entry.

DESIGN OPTION B



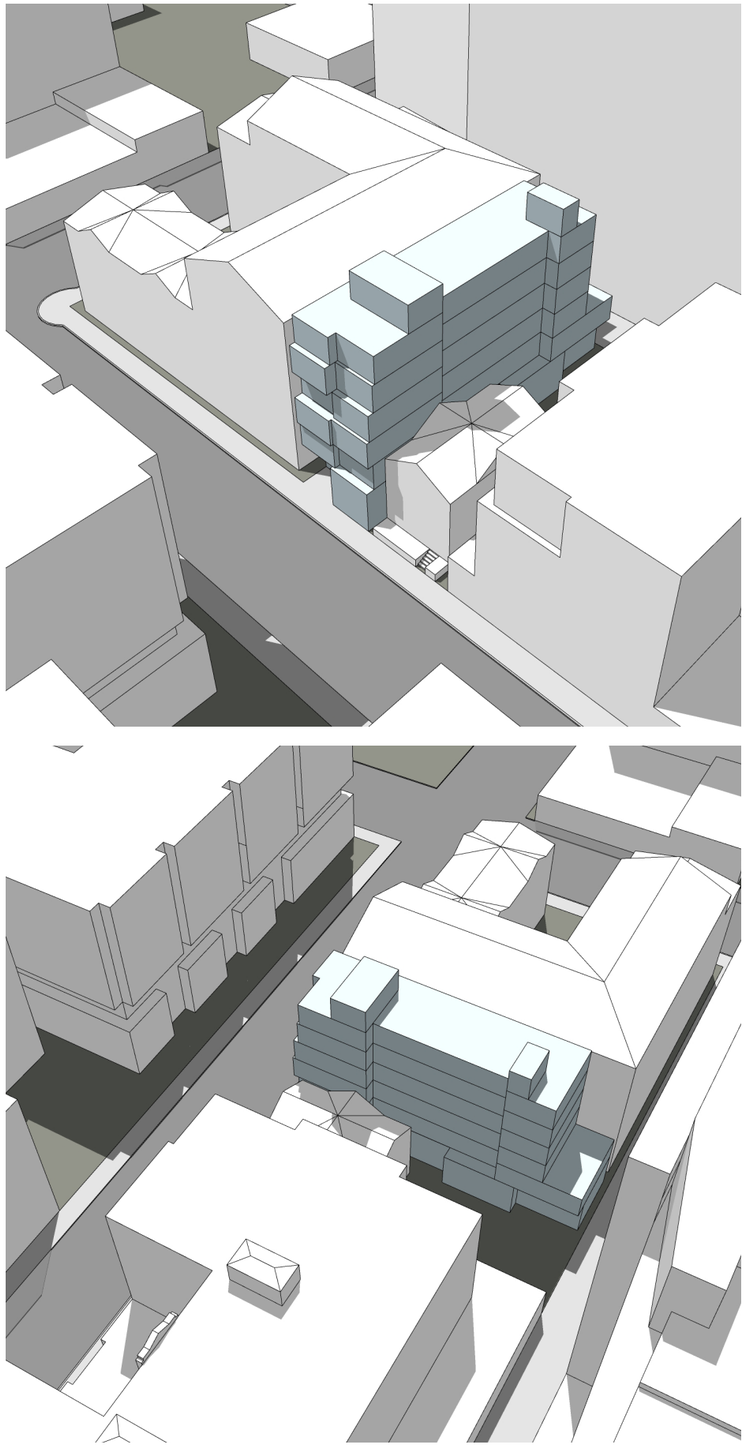
AXONOMETRIC VIEWS



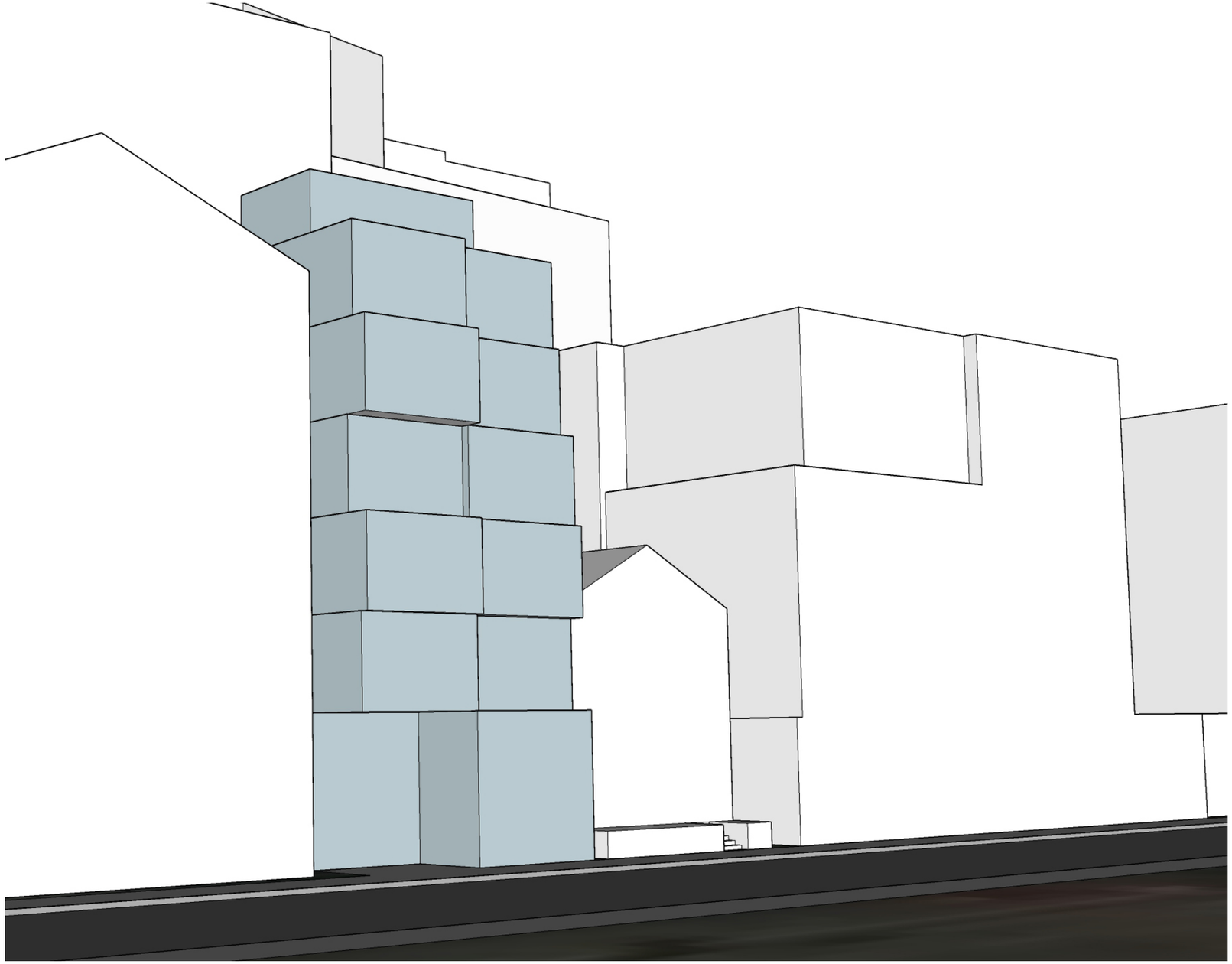
STREET LEVEL VIEW

Option B uses an inflected angle geometry to create visual interest and to animate the front facade. The inflected angle geometry divides the facade into smaller vertical masses. The first two stories project further towards the pedestrian way, creating a base for the remaining four stories.

The entry sequence to this option is similar to the preferred option with a double-height entry court providing a clear, visually impactful pedestrian access with an inviting sense of entry. Although, the entry court is lower more narrow.



AXONOMETRIC VIEWS



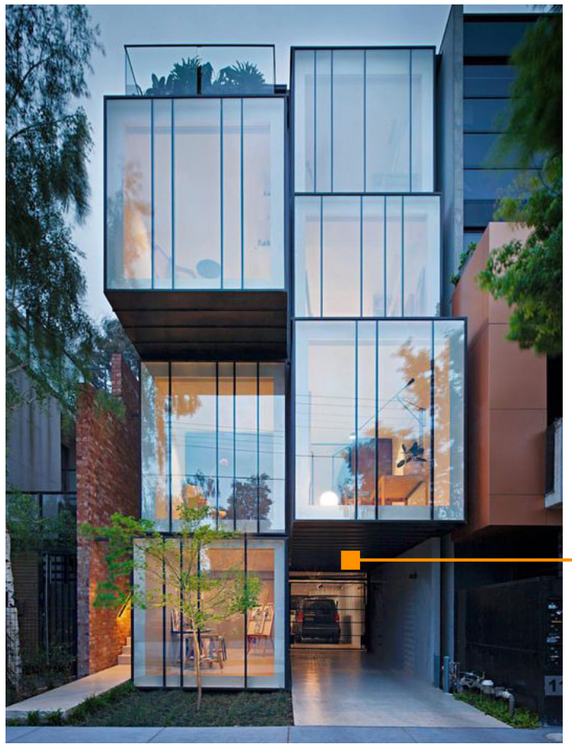
STREET LEVEL VIEW

Option C uses variegated masses at the scale of the individual dwellings to create visual interest and to animate the front facade. These forms create an opportunity for street facing bay windows. The entry sequence to this option is similar to the preferred option with no exceptions.

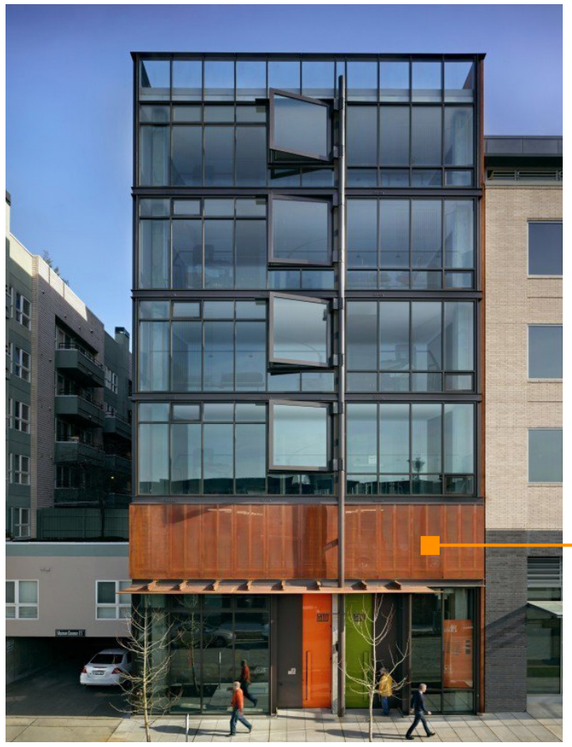
BUILDING CONCEPT PRECEDENTS

Alternating/shifting angled projections creating movement and visual interest

Alternating angled projections creating visual interest and providing views, narrow infill site



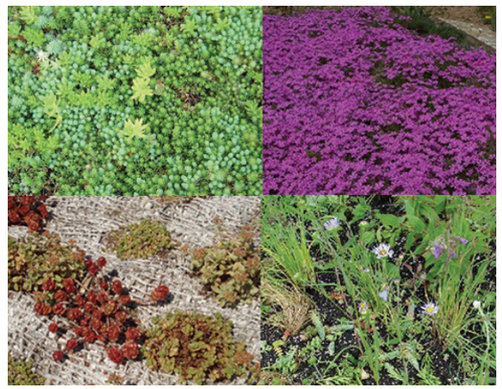
Variegated masses engaging with the pedestrian way, clean and contemporary aesthetic, narrow infill site, recessed entry



Primarily glass facade with perforated corten steel screenframe to create material variation, neighboring narrow infill site

Shifting angled facade engaging with the pedestrian way, narrow infill site, recessed entry

Shifting angled window frames creating illusion of movement, clean and contemporary aesthetic, narrow infill site

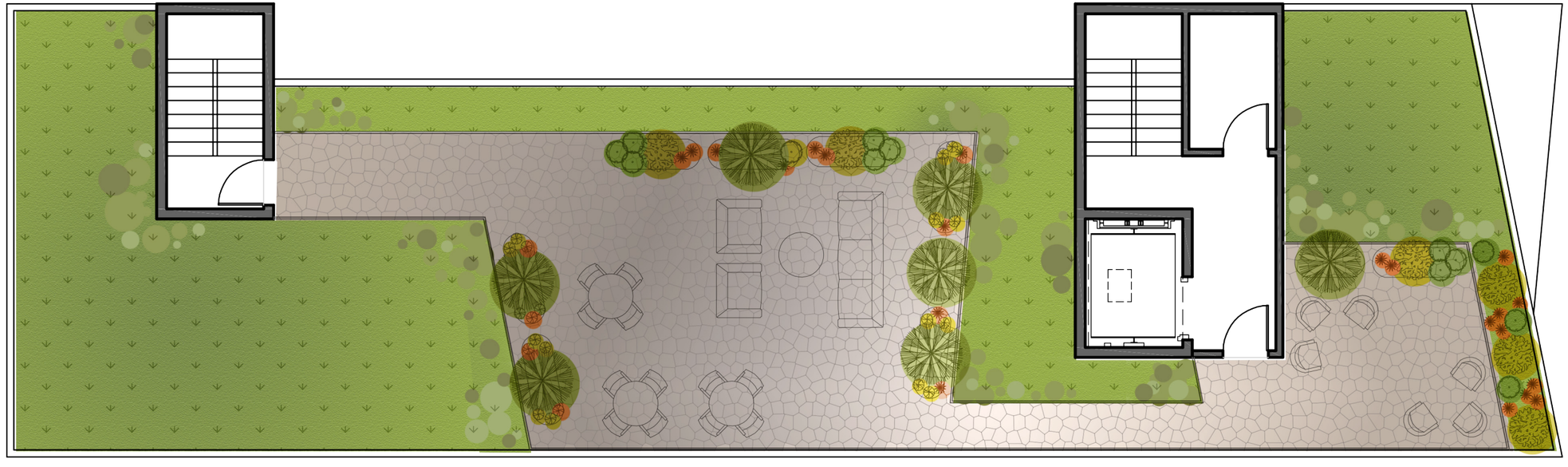


SAMPLE GREEN ROOF PLANTS

PLANTERS

FURNITURE

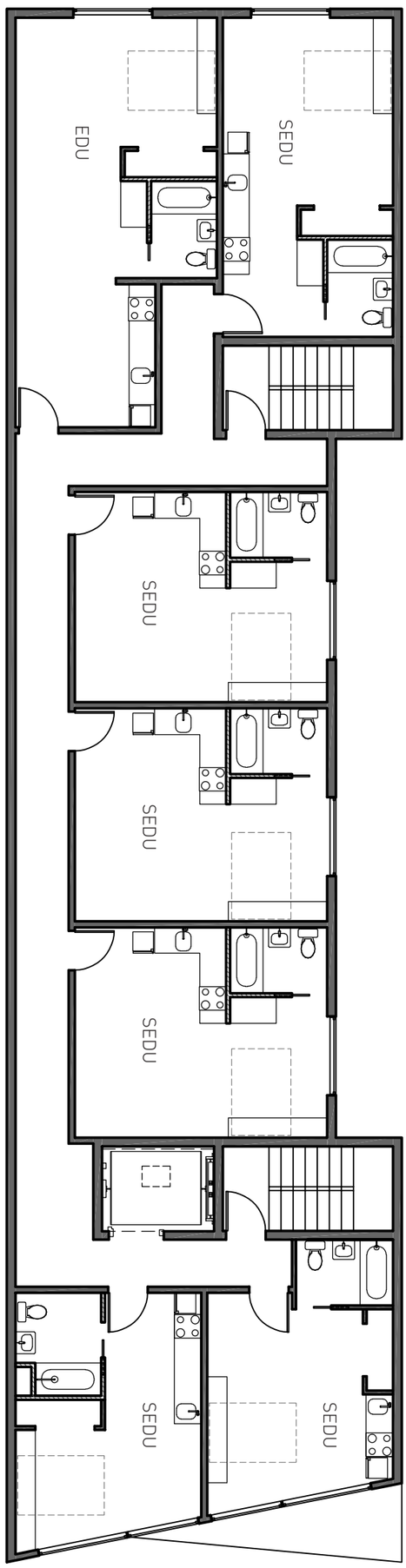
BENCHES



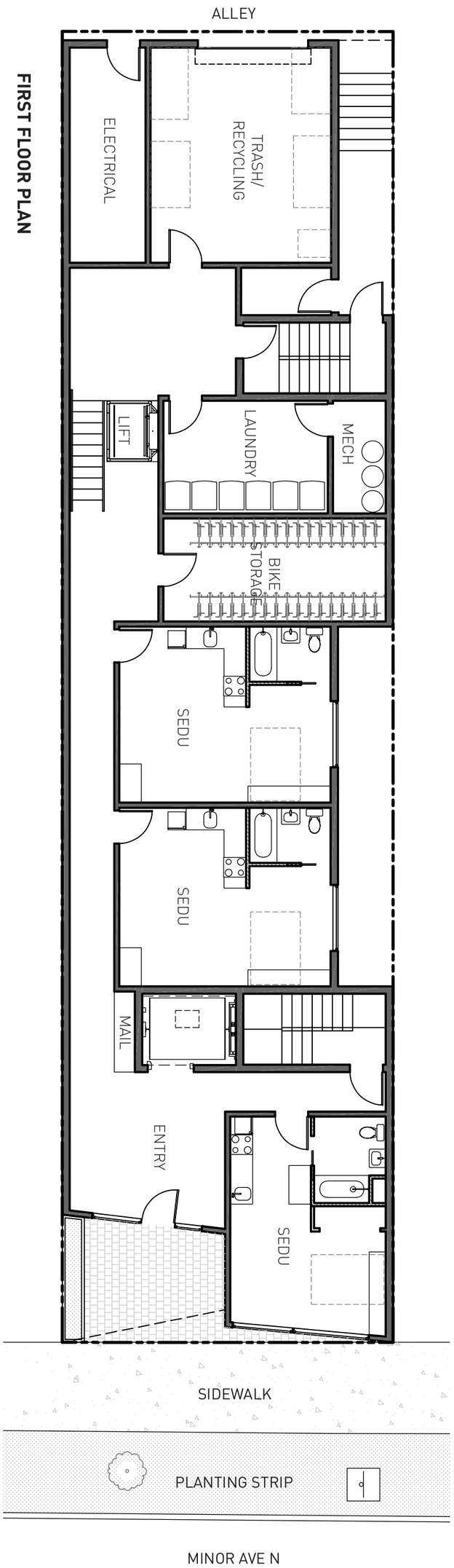
ROOF LEVEL LANDSCAPE PLAN

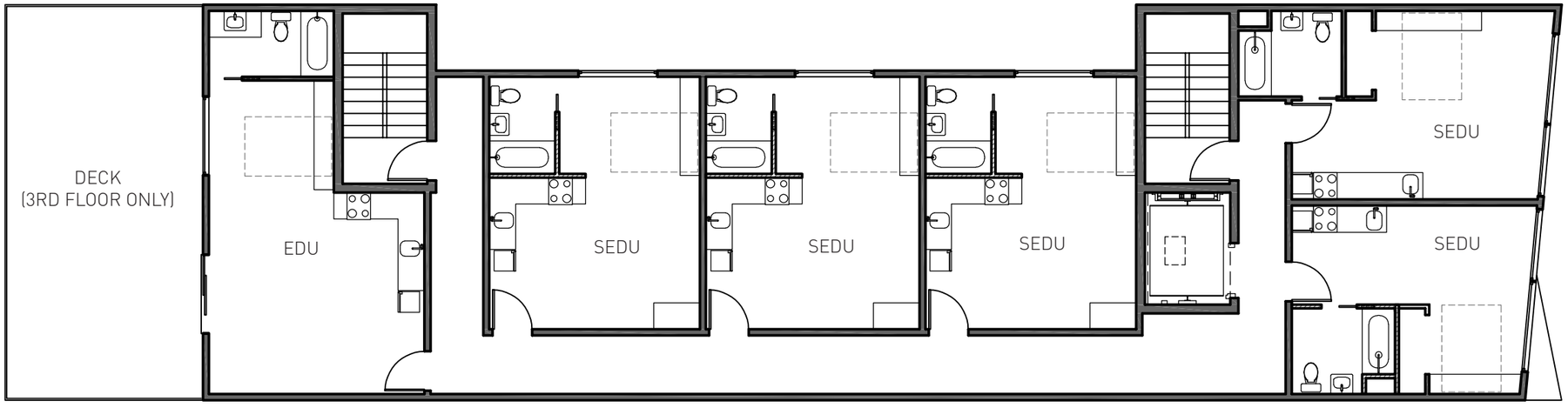
ZI→

SECOND FLOOR PLAN

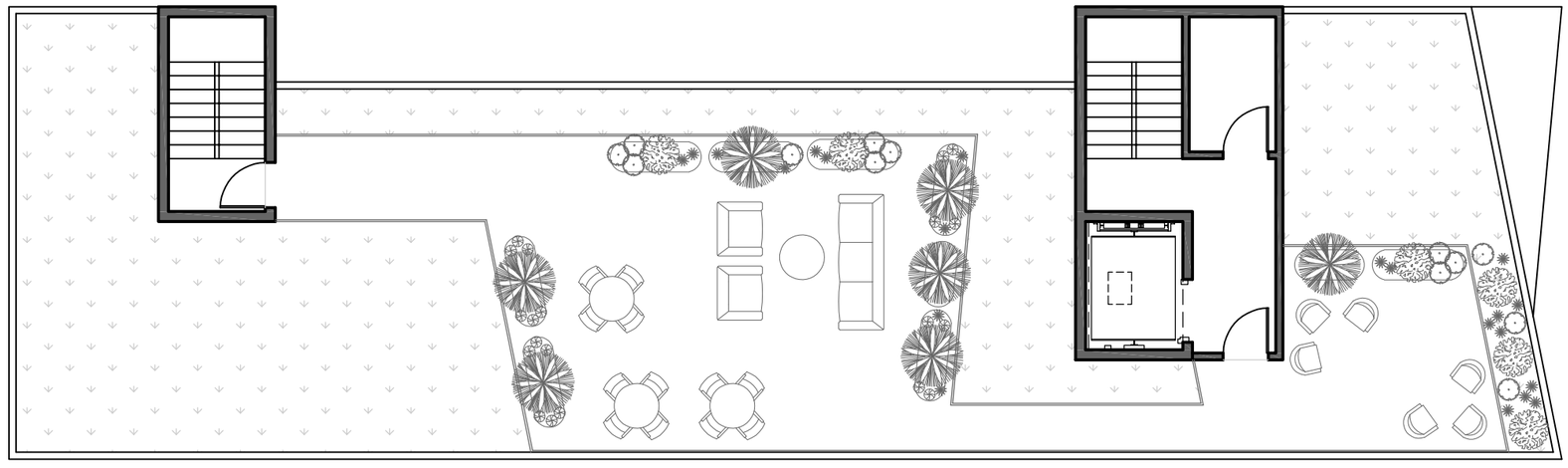


FIRST FLOOR PLAN





THIRD-SIXTH FLOOR PLAN



ROOF DECK PLAN

SHADOW STUDIES

JUNE 21

MARCH|SEPTEMBER 21

DECEMBER 21

9 AM | **12 PM** | **3 PM**